SCOFFIELD STONE
estate agents

10 Sherbourne Drive, Hilton, Derby, DE65 5NJ

£190,000

VIRTUAL TOUR AVAILABLE - Scoffield Stone are proud to present "For Sale" this superbly presented, four bedroom, terraced family home, in the ever popular village of Hilton providing excellent travel links. The property is UPVC double glazed throughout and has gas central heating. Accommodation in brief comprises of; entrance hall with doors off to lounge, guest cloakroom and integral garage, with Lounge and Kitchen/Diner to the first floor. To the second floor, is the master bedroom with en-suite, family bathroom and two further bedrooms. To the front you will find a Tarmacadam and block paved driveway, giving access to integral single garage. At the rear is an enclosed garden laid to lawn with a Summerhouse and access to garage . Viewings highly recommended to fully appreciate all this property has to offer.

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Entrance Hallway
Comprising of; gas central heating radiator, stairs of to the first floor and doors off to:

Guest Cloakroom
Neutrally decorated with white low-level WC, pedestal wash hand basin and gas central heating radiator.

Bedroom Four
1043'3" x 9'3" (318 x 2.82)

Having laminate flooring UPVC double glazed windows to the rear aspect, gas central heating radiator and TV point.

Utility Room
6'5" x 4'4" (1.96 x 1.34)
Tiled flooring and tiled to splash back area, Gas boiler situated on the wall, base unit with roll top work surface having stainless steel one bowl sink with mixer tap, UPVC door leading to the rear garden.

1st Floor Landing
Having doors of to;

Lounge
15'11" max x 10'9" max (4.87 max x 3.28 max)

Having two double glazed windows to the rear aspect to gas central heating radiators and TV point.

Kitchen Diner
9'4" x 11'1" (2.86 x 3.39)

Recently refurbished with laminate flooring white wall and base units with glitter worked surface plumbing for washing machine and dishwasher. Integral electric oven and gas hob with extractor fan and space for fridge freezer stainless steel One and half bowl sink with mixer tap. Two double glazed windows to the front aspect and a double central heating radiator.

2nd Floor Landing
Having with gas central heating radiator airing cupboards and loft access with doors off to;

Bedroom One
9'4" x 11'1" max (2.86 x 3.39 max)

Neutral decor, carpet to flooring with built-in storage UPVC window to the front aspect TV point and gas central heating radiator. Doors of to;

Ensuite
Neutrally decorated having vinyl flooring with a UPVC window to the front aspect low-level WC, pedestal wash hand basin, tiles to splash back areas and fitted shower cubicle with thermostatic shower.

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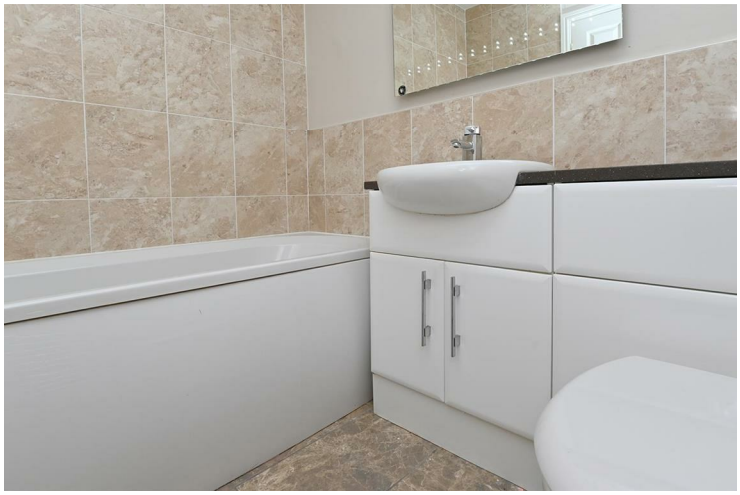
Family Bathroom



Recently refurbished with tiled flooring and matching complimentary tiling. Vanity unit housing white wash hand basin with mixer tap and low-level WC white. Jacuzzi bath with mixer tap and shower over and central heating towel rail.

Bedroom 2

8'0" x 11'1" (2.46 x 3.39)

Having an UPVC double glazed window to the rear aspect central heating radiator.

Bedroom 3

7'6" max x 11'1" max (2.31 max x 3.39 max)

Neutrally decorated with UPVC window to the rear aspect gas central heating radiator and TV point and storage area over the stairs.

Rear Garden

With block paving patio areas and lawn area, summerhouse and timber boundaries.

Front Garden

Block paving and tarmac drive with access to integral garage.

Integral Garage

Having up and over door, power socket and lighting.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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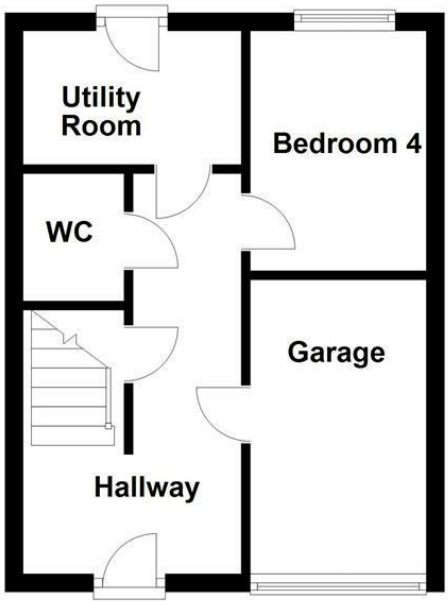
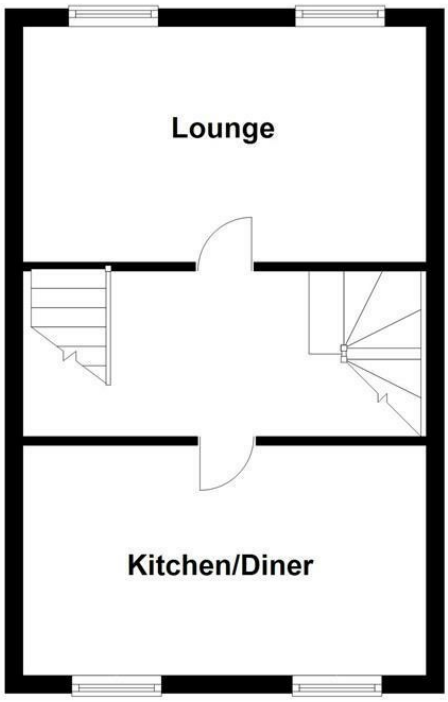
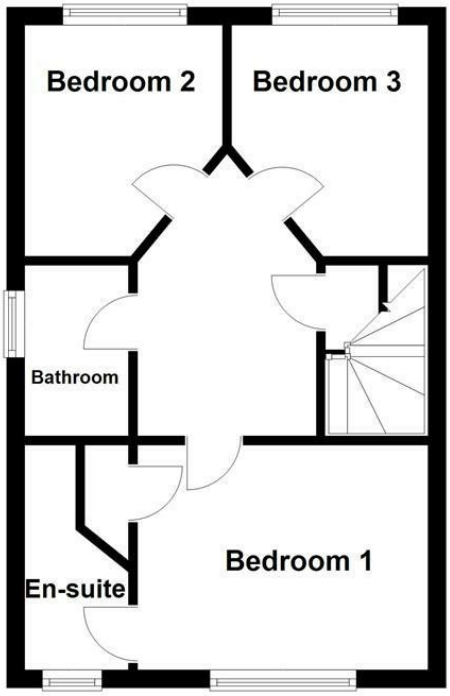
Ground Floor

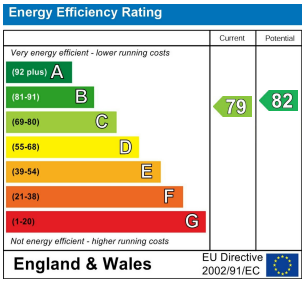


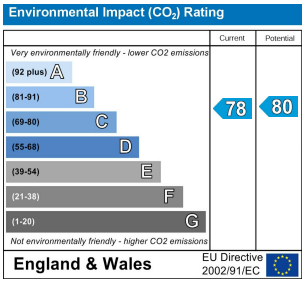
First Floor



Second Floor







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